

## **MINUTES**

### **WEST LAFAYETTE REDEVELOPMENT COMMISSION 609 West Navajo St., West Lafayette, Indiana Council Chambers**

**November 18, 2008**

The meeting was called to order at 8:33 a.m. Mr. Oates, President of the Redevelopment Commission presided.

Secretary Sorensen called the roll.

Present: Diane Damico, Larry Oates, Gary Lehman, Steve Curtis,  
Linda Sorensen, Dottie Rausch

Absent: Janet Elmore

#### **Old Business:**

##### Minutes

Ms. Damico moved to approve the minutes of the October 21, 2008 Redevelopment Commission meeting. Mr. Lehman seconded. The minutes were approved as written with a vote 5-0.

##### Burnham's Demolition

Director of Development, Chandler Poole, said the Burnham's building has been demolished. The work started last Thursday, November 13<sup>th</sup> and continued over the weekend. It is anticipated that by this time next week the concrete will have been removed and the site graded.

##### Other

There was no further Old Business.

#### **New Business:**

##### Treasurer's Report

Redevelopment Commission Treasurer Judy Rhodes reviewed the information which was included in the income statements and financial schedules to the Commission.

The revenues and expenditures since the last meeting of the Redevelopment Commission were explained. Ms. Rhodes stated that the \$1 item listed in the KCB TIF Revenues was for the sale of property related to the transaction in support of the EDS project. The temporary loans to the West Lafayette Community School Corporation were included in the KCB TIF and Sagamore Parkway TIF statement of liabilities as current accounts payable.

Three dockets submitted for Commission approval related to the refund of the Sagamore Parkway TIF increment overpayment 2007 settlement, current accounts payable, and the disbursement of the Certified Technology Park grant funds.

Mr. Oates stated that the financial reports for September and October regarding the Wabash Landing Parking Garage have been received by the commissioners. Ms. Watson will be at the next meeting to answer any questions.

#### Payment of Claims

Mr. Oates noted that at the last meeting, it was questioned why the Commission did not approve the 2007 tax increment overpayment for the Sagamore Parkway TIF District. It was indicated that the Board of Works approves claims relating to the Sagamore Parkway TIF District. After discussion it was determined by the Board of Works that ratification of the \$55,583.46 overpayment should come back to the Redevelopment Commission. Mr. Curtis motioned to ratify the Treasurer's payment of the Sagamore Parkway TIF overpayment of \$55,583.46 in tax proceeds. Ms. Sorensen seconded.

The roll call vote:

<u>AYE</u>	<u>NAY</u>
Curtis	
Damico	
Lehman	
Oates	
Sorensen	

The motion to ratify the repayment of the 2007 Sagamore Parkway TIF overpayment passed unanimously 5-0.

Mr. Lehman motioned to approve the payment of claims. Mr. Curtis seconded.

Mr. Gall said the Simon Construction invoice is for the installation of bike loops and trash receptacles around the completed portion of the Chauncey Square project.

Mr. Gall reviewed his claim for consulting and coordination work on the Phase III Garage Capital Repair and Garage Automation Projects.

The invoice from Milestone Contractors was for resurfacing and trash receptacle pads in the Village. Mr. Buck stated this invoice also includes the retainage for both the concrete pads and the street resurfacing work on Columbia and Chauncey Avenue. They are finished and everything has passed inspection. The project has been completed under budget.

There was a claim for Mr. Gall's work in the Chauncey Square area involving the bike loop project and following up on landscape maintenance and replacement issues.

Mr. Buck explained the claim from CrossRoad Engineers for ongoing design work the section of Yeager Road north of Kalberer Road. The City is coordinating with PRF and Indiana American Water Company on their new water main installation project with regard to our section of the road project. It is anticipated that the road improvement project potentially will begin in late 2009 thru 2010.

The claim from Mid-America Sports Advantage was for foul poles and temporary fencing was explained by Superintendent of Parks, Joe Payne. This completes everything for the pony league field at Cumberland Park pending some dragging and lining.

Mr. Gall commented that the claim for Bennett's Greenhouses covered a large planting of native grasses on the Sagamore West midway to minimize the mowing.

A claim from First Merchants Trust Company covered the annual administration fee for the 2005 Bond.

The claim to the KCB TIF Surplus fund for the temporary loan to the West Lafayette Community School Corporation was explained by Mr. Oates. The loan is to be repaid by March 31, 2009.

Mr. Lehman inquired if any other cities have loaned money to the schools. Mr. Oates responded that it is his understanding that West Lafayette is the only city in the State to do something like this. Mr. Lehman commented that this shows the cooperation between the City and the School Corporation. It is admirable that both entities can work together for the betterment of the community.

There was no further discussion regarding the payment of claims.

The roll call vote:

<u>AYE</u>	<u>NAY</u>
Damico	
Curtis	
Lehman	
Oates	
Sorensen	

The motion to approve the payment of claims passed unanimously 5-0.

### Additional Claims

Mr. Oates explained the claim for \$50,000 which was a portion of the temporary loan to the West Lafayette School Corporation from the Sagamore TIF funds bringing the total amount of the loan to \$575,000. Ms. Rausch expressed her appreciation on behalf of the WLCSC. She said it will help the school corporation end the year on a better note.

The other claim was to PRF for reimbursement of expenditures from the State of Indiana for the Certified Technology Park Grant funds. Mr. Oates said the Redevelopment Commission acts as the conduit for the grant money. Director of Development Poole stated that this represents the maximum 80% of the total grant for reimbursable expenses. The remaining balance of the grant may be applied for after the State's onsite inspection.

There was no further discussion regarding these claims.

The roll call vote:

<u>AYE</u>	<u>NAY</u>
Damico	
Curtis	
Lehman	
Oates	
Sorensen	

The motion to approve the payment of additional claims passed unanimously 5-0.

### Wabash Heritage Proposal for Design Services

Superintendent of Parks, Joe Payne referred to a map and indicated the location of the trail extension and explained the plan in detail. The proposal for design services from H. Stewart Kline & Associates includes plans and specifications of the trail extension to connect Happy Hollow School, the West Lafayette Bicycle Lanes Network, and the Trolley Line Trail on Happy Hollow Park. Summer 2009 is the target date to begin construction. Curbing, grading, landscaping and traffic signal upgrades were discussed. It was confirmed that since the trail extension benefits the TIF district, it was eligible to be funded with TIF dollars.

Ms. Sorensen motioned to approve the contract with H. Stewart Kline & Associates, Inc. not to exceed \$40,000 for the Wabash Heritage Trail Design services. Ms. Damico seconded.

The roll call vote:

**AYE**

**NAY**

Curtis

Damico

Lehman

Oates

Sorensen

The motion to approve the contract with H. Stewart Kline & Associates, Inc. passed unanimously 5-0.

**Other**

Mr. Oates stated that the promised drawings regarding the Purdue Crew boathouse have not been completed. It is anticipated that the drawings will be ready by the January meeting.

As a follow-up to the Wabash Landing Parking Garage tour (following the September 23<sup>rd</sup> meeting), Mr. Payne presented a map illustration and detailed the proposed improvement plans for Tapawingo Park. The improvement plans are included in the proposed 2009 project. An end of the year discount has been offered by the shelter manufacturer. Contingent on the weather, the shelter completion date would be mid-June of 2009.

Mr. Oates recommended that the department heads and Redevelopment Commission Treasurer Rhodes determine the availability of funds so that the Commission can decide if it's judicious to spend those funds before the end of the year at next month's meeting. The shelter design will tie into the Wabash Landing facility.

There was no further new business.

**Public Comment**

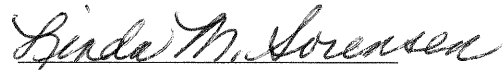
There was none.

The Commission confirmed the next meeting:

**Tuesday, December 16, 2008 at 8:30 a.m.**

**Adjourn**

On motion of Ms. Damico, the meeting adjourned at 9:36 a.m.

  
Linda M. Sorensen  
Recording Secretary

Approved:   
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Lawrence T. Oates, President

/djk